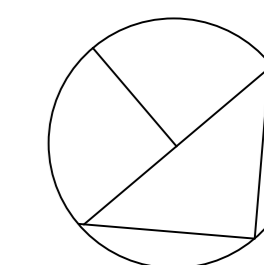


**RON RULE
CONSULTANTS LTD.**
2221 Gordon Ave., West Vancouver,
B.C., Canada, V7V 1W2
Tel: 604-926-1696 Fax: 604-926-1629

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Project:

**4710 SOUTH
PICCADILLY RD.
WEST VANCOUVER**



GENERAL LANDSCAPING NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS ON SITE BEFORE CONSTRUCTION. REPORT ANY DISCREPANCIES/OMISSIONS TO LANDSCAPE ARCHITECT.
2. LAYOUT TO BE APPROVED BEFORE CONSTRUCTION BY LANDSCAPE ARCHITECT.
3. MINIMUM STANDARDS OF ALL LANDSCAPE CONSTRUCTION TO MEET BC/LA/CNTA STANDARDS.
4. ALL DRAINAGE TO BE AWAY FROM BUILDING. APPROX. 2% SLOPE.
5. ALL WALKWAYS AND PAVED AREAS TO BE SLOPED FOR DRAINAGE. APPROX. 2%.
6. ALL WALLS TO BE 8" IN THICKNESS UNLESS OTHERWISE SPECIFIED.
7. REMOVAL OF ANY TREES IS SUBJECT TO MUNICIPAL APPROVAL.
8. ALL DIMENSIONS AND ELEVATIONS SHOWN ARE IN FEET/INCHES.
9. PERIMETER OF ALL BUILDINGS TO BE BORDERED WITH A MINIMUM 12" WIDTH OF GRAVEL OVER APPROPRIATE FOUNDATION DRAINAGE.

GENERAL PLANTING NOTES

1. PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.
2. STAKE ALL TREES SECURELY.
3. MINIMUM SOIL DEPTHS TO BE: 6" IN LAWN AREAS; 8" IN GROUND COVER AREAS; 12" IN SHRUB AREAS; AND ONE CUBIC YARD PER TREE ROOT BALL.
4. SCARIFY NEW SOIL INTO EXISTING SOIL.
5. ALL SOD IS TO BE UNNETTED.
6. ALL SPECIFIED PLANT MATERIAL IS NOT GUARANTEED TO BE TOTALLY WINTER HARDY.

DRAWING ISSUES:

- | | |
|-------------------|-------------|
| 1. Design Concept | 16 Aug 2011 |
| 2. LCAC Revisions | 20 Jan 2012 |

Title:
**LANDSCAPE
PLAN**

Sheet:
TREE PLAN

Date: 23 Jan 2012	Rev:
Job No: 2011-20	Supersedes all previous revisions.
Drawn: KAS	L2.1
Scale: 1/8" = 1'-0"	

PLANT LIST

Code	Qty	Botanical Name	Common Name	Details
TREES				
T1	7	Acer palmatum	Japanese Maple	10'+ tall / B&B
T2	3	Acer palmatum 'Osakazuki'	Japanese Maple	10'+ tall / B&B
T3	4	Halesia carolina	Carolina Silverbell	12' tall / B&B
T4	1	Albizia julibrissin	Silk Tree	8'-10' tall multi trunk / B&B
T5	13	Acer circinatum	Vine Maple	10'+ tall clumps / B&B
T6	3	Liriodendron tulipifera 'Fastigiatum'	Columnar Tulip Tree	10'+ tall / B&B
T7	7	Apple - to be selected	Apple - to be selected	8'+ tall / B&B
T8	4	Malus	Flowering Crabapple	8'+ tall / B&B
T9	1	Robinia pseudoacacia frisia	Golden Leaf Black Locust	12' tall / B&B
T10	4	Picea omorika	Serbian Spruce	12'-15' tall / B&B
T11	4	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf Pine	10'-12' tall / B&B
T12	3	Chamaecyparis nootkatensis	Nootka Cedar	15'+ tall / B&B

EXISTING TREES (See Arbourist Report)

Tag	Species	Condition	Treatment
207	Western Red Cedar	High Risk	Remove
208	Western Red Cedar	High Risk	Remove
209	Western Red Cedar	High Risk	Remove - District Owned
210	Western Red Cedar	High Risk	Remove
211	Western Red Cedar	High Risk	Remove
212	Western Red Cedar	High Risk	Remove
213	Hemlock	Very Poor	Remove
214	Western Red Cedar	High Risk	Remove
215	Western Red Cedar	High Risk	Remove
216	Western Red Cedar	High Risk	Remove
217	Western Red Cedar	High Risk	Remove
218	Douglas Fir	Fair	Retain
219	Western Red Cedar	High Risk	Remove - District Owned
220	Western Red Cedar	Very Poor	Remove
221	Western Red Cedar	Poor	Remove
222	Pacific Dogwood	Very Poor	Remove
223	Western Red Cedar	High Risk	Remove
224	Western Red Cedar	Very Poor	Remove
225	Western Red Cedar	High Risk	Remove
226	Western Red Cedar	High Risk	Remove
A	Western Red Cedar	Not Assessed	Retain

TREE SYMBOLS

Existing Tree to be Retained	
Existing Tree to be Removed	
New Deciduous Tree	
New Evergreen Tree	
Hedge to be Removed	
New Hedge	

